

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3, to permit an accessory structure (garage) height of 20 feet in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

- We feel that the 15 foot limitation on the height of an unattached garage should not apply to our case for the following reasons:
1. The low roof pitch needed to meet these requirements is architecturally inconsistent with the style of the existing house.
2. The terrain of our property falls off sharply behind the house requiring additional height.
3. The proposed Garage will be over 300 feet from the nearest public road; its design and height will not offend passers-by.
4. The nearest neighboring house is over 100 feet away through the woods; the additional height will not be noticeable.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of November, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 400 County Office Building in Towson, Baltimore County, on the 22nd day of January, 1988, at 9 o'clock a.m.

(over)
J. Robert Haines
Zoning Commissioner of Baltimore County.

January 26, 1988

Mr. Richard T. Walter
10 Fork Springs Court, P.O. Box 44
Baldwin, Maryland, 21013
Re: Petition for Zoning Variance
S/S Ford Road, 1650' E of c/l of Long Green Pike (13514 Fork Road)
11th Election District; 6th Councilmanic District
Case No. 88-271-A

Dear Mr. Walter:
Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
J. Robert Haines
Zoning Commissioner of Baltimore County

JRH:bjs
Enclosures
cc: People's Counsel
File

IN RE: PETITION FOR ZONING VARIANCE
S/S Ford Road, 1650' E of c/l of Long Green Pike (13514 Fork Road)
11th Election District
6th Councilmanic District
Richard T. Walter, et ux
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-271-A

MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to permit an accessory structure (garage) height of 20 feet in lieu of the maximum permitted 15 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner, Richard Walter, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of January, 1988 that an accessory structure (garage) height of 20 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibits 1 and 2, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

Mr. & Mrs. Richard T. Walter
10 Fork Springs Court, P.O. Box 44
Baldwin, Maryland 21013

Nov. 23, 1988

re: Case #88-271-A

Petition for Zoning Variance
S/S Ford Road, 1650' E of c/l of Long Green Pike
13514 Fork Road
11th Election District - 6th Councilmanic
Richard T. Walter, et ux - Petitioners

Dear Mr. & Mrs. Walter:

Please be advised that \$94.14 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 47484

DATE 1/22/88 ACCOUNT 11-11-11
AMOUNT \$ 94.14
RECEIVED FROM Mr. R. T. Walter
FOR

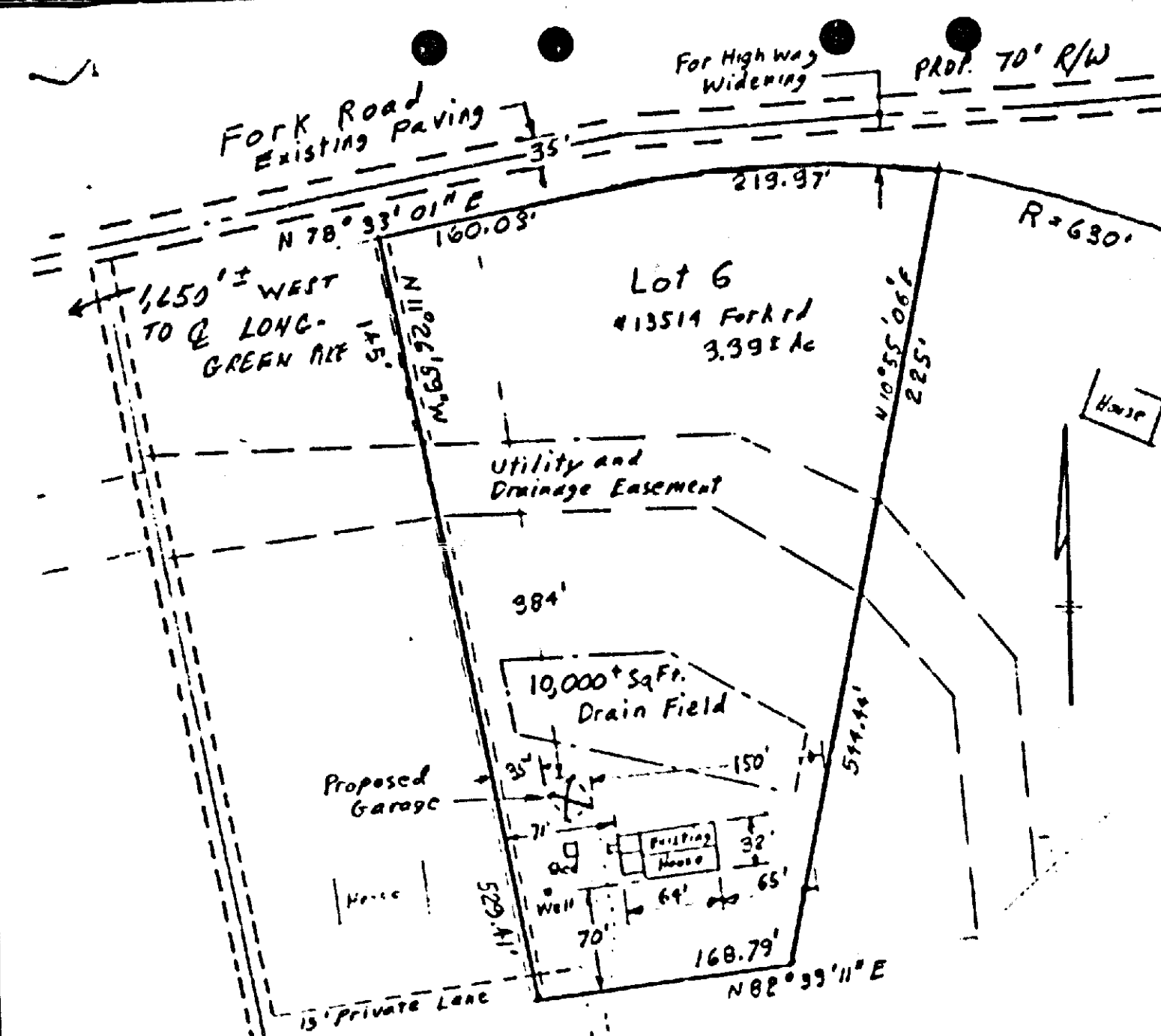
VALIDATION OR SIGNATURE OF CASHIER

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The accessory structure shall not be converted to a dwelling unit and/or an apartment but will be used as a garage. The garage will contain no live-in or sleeping quarters and no kitchen facilities.

J. Robert Haines
Zoning Commissioner of Baltimore County

Property Description

Located on the South side of Fork Road approximately 1650 feet from the intersection of Long Green Pike.
Being known as Lot No. 6, Block A, as shown on a Plat entitled "Plat 1, Section No. 2, Long Green Woods", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 38, folio 122. Located in the 11th Election District. Also known as 13514 Fork Road.



PETITIONER'S EXHIBIT 1

Plat for Zoning Variance
Owners: Richard & Celeste Walter
11th Election District, Zoned RC2
Recorded on Plat 1, Sect 2 Long Green Woods
Filed Aug 1975 E.H.K. Jr 38 Folio 122
Scale: 1" = 100'-0"

LOT SIZE - 3.39 ACRES
NOTE: PRIVATE WATER + SEPTIC SYSTEM

VICINITY MAP

Lot 6 recorded on Plat 1 Section No 2
Long Green Woods - filed Aug 1975 E.H.K. Jr 38 folio 122
Lot 15 recorded on Plat 2 Section No 2
Long Green Woods - filed Sep 1975 E.H.K. Jr 40 folio 127
Both located in 11th Election Dist. Baltimore County

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case 88-271-A

Petition for Zoning Variance
S/S Ford Road, 1650' E of c/l of Long Green Pike
15514 Ford Road
11th Election District - 6th Councilmanic
Richard T. Walter, et ux - Petitioners
DATE/TIME: Friday, January 22, 1988 at 9:00 a.m.

Petition for Zoning Variance to permit an accessory structure height of 20 feet in lieu of the required 15 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 41612

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

DATE: 9-17-87 ACCOUNT: 000-615

AMOUNT: \$ 35.00

RECEIVED FROM: Mr. Richard T. Walter

FOR: Zoning Variance Item # 12

8 003*****35001a 6.78

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 30, 1987
THIS IS TO CERTIFY that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec. 30, 1987.

TOWSON TIMES

Susan Seider Obrecht
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 31, 1987
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec. 31, 1987.

THE JEFFERSONIAN

Susan Seider Obrecht
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case No. 88-271-A
Petition for Zoning Variance
S/S Ford Road, 1650' E of c/l of Long Green Pike
15514 Ford Road
11th Election District - 6th Councilmanic
Richard T. Walter, et ux - Petitioners
DATE/TIME: Friday, January 22, 1988 at 9:00 a.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
10296 Dec. 31

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1126 Date of Posting: 11/18/87
Posted for: Variance
Petitioner: Richard T. Walter, et ux
Location of property: S/S Ford Rd., 1650' E of Long Green Pike
15514 Ford Rd.
Location of Signs: Signs posted on S/S Ford Rd., 1650' E of Long Green Pike, on property of R. T. Walter
Remarks: None
Posted by: [Signature] Date of return: 11/18/87
Number of Signs: 4

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Richard T. Walter, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204 2506
494-4500

Paul M. Haines
Chief

October 16, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Richard T. Walter, et ux

Locations: S/S Ford Road, 1650' E. of c/l of Long Green Pike

Item No.: 112

Comments:

Zoning Agenda Meeting of 10/6/87

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: November 3, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

Zoning Petitions No. 88-260-A, 88-261-A,
SUBJECT: 88-262-A, 88-263-A, 88-264-A, 88-271-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 5, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Richard T. Walter
10 Fork Springs Ct.
P.O. Box 44
Baldwin, Maryland 21013

RE: Item No. 112 - Case No. 88-271-A
Petitioner: Richard T. Walter, et ux
Petition for Zoning Variance

Dear Mr. Walter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3354

October 16, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

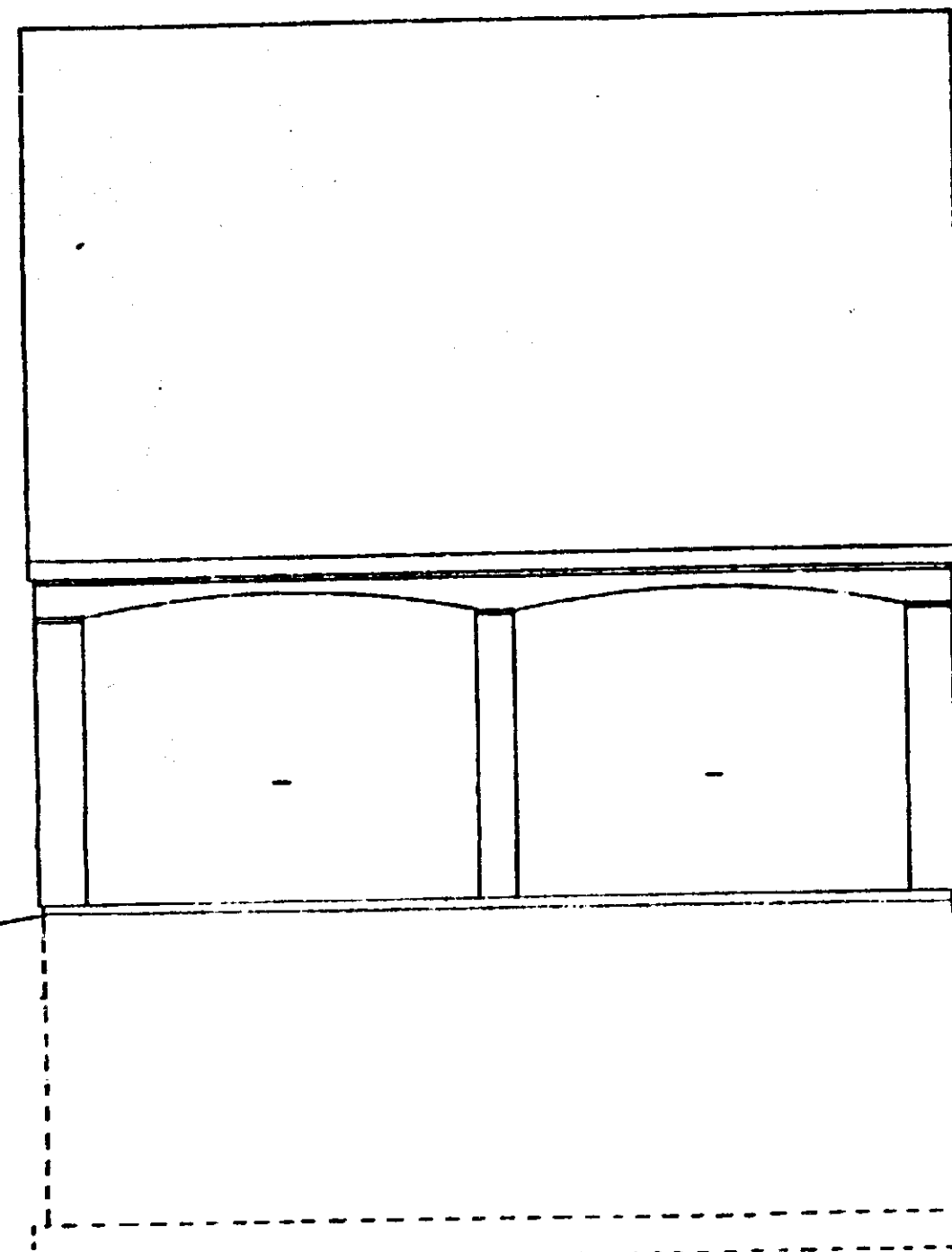
The Bureau of Traffic Engineering has no comments for items number 523, 107, 108, 109, 110, 111, 112, 115, 116, 118, and 119.

Very truly yours,

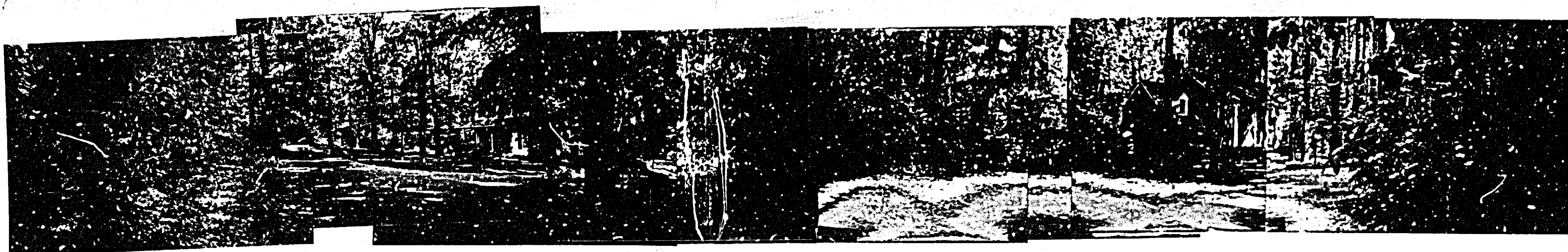
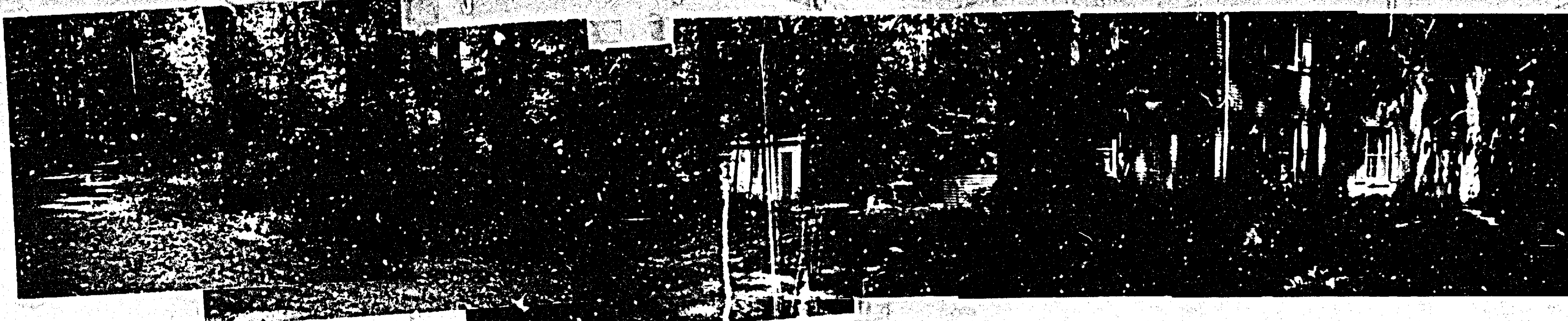
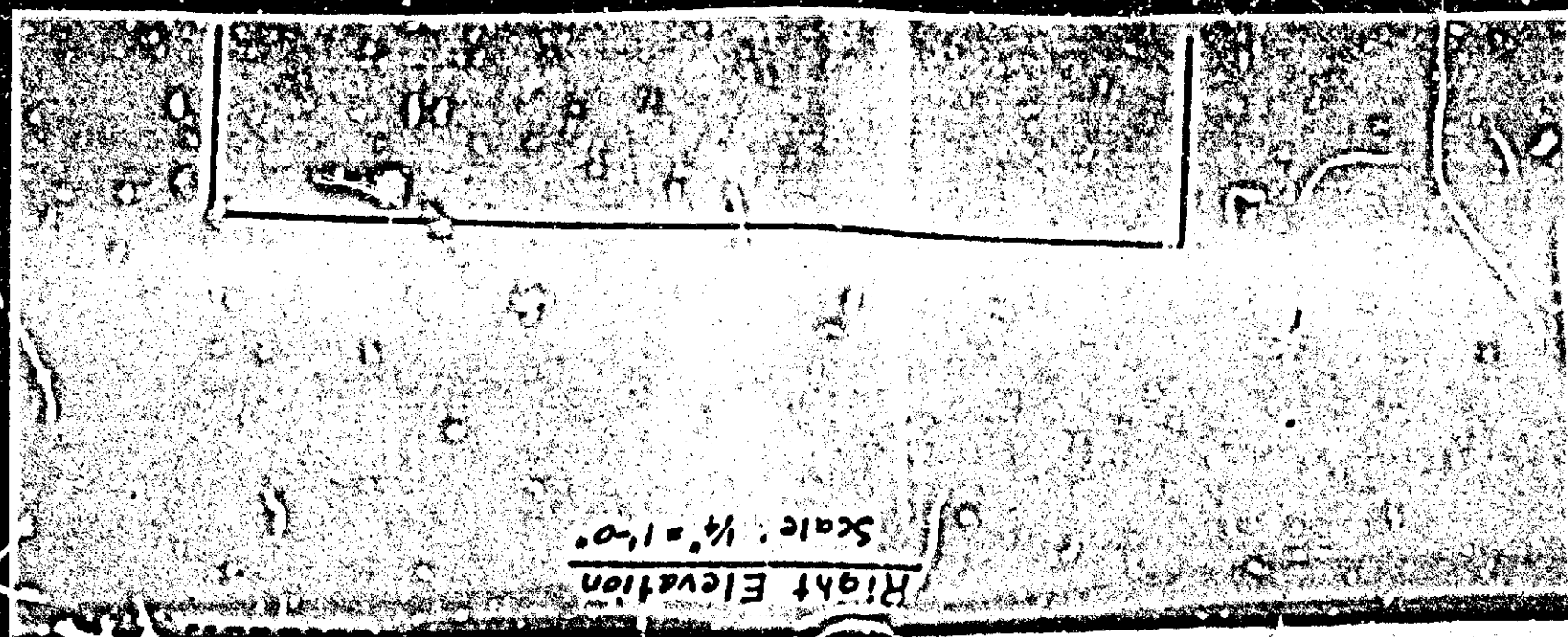
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer

MSF:sb

RECEIVED
NOV 5 1987
ZONING OFFICE



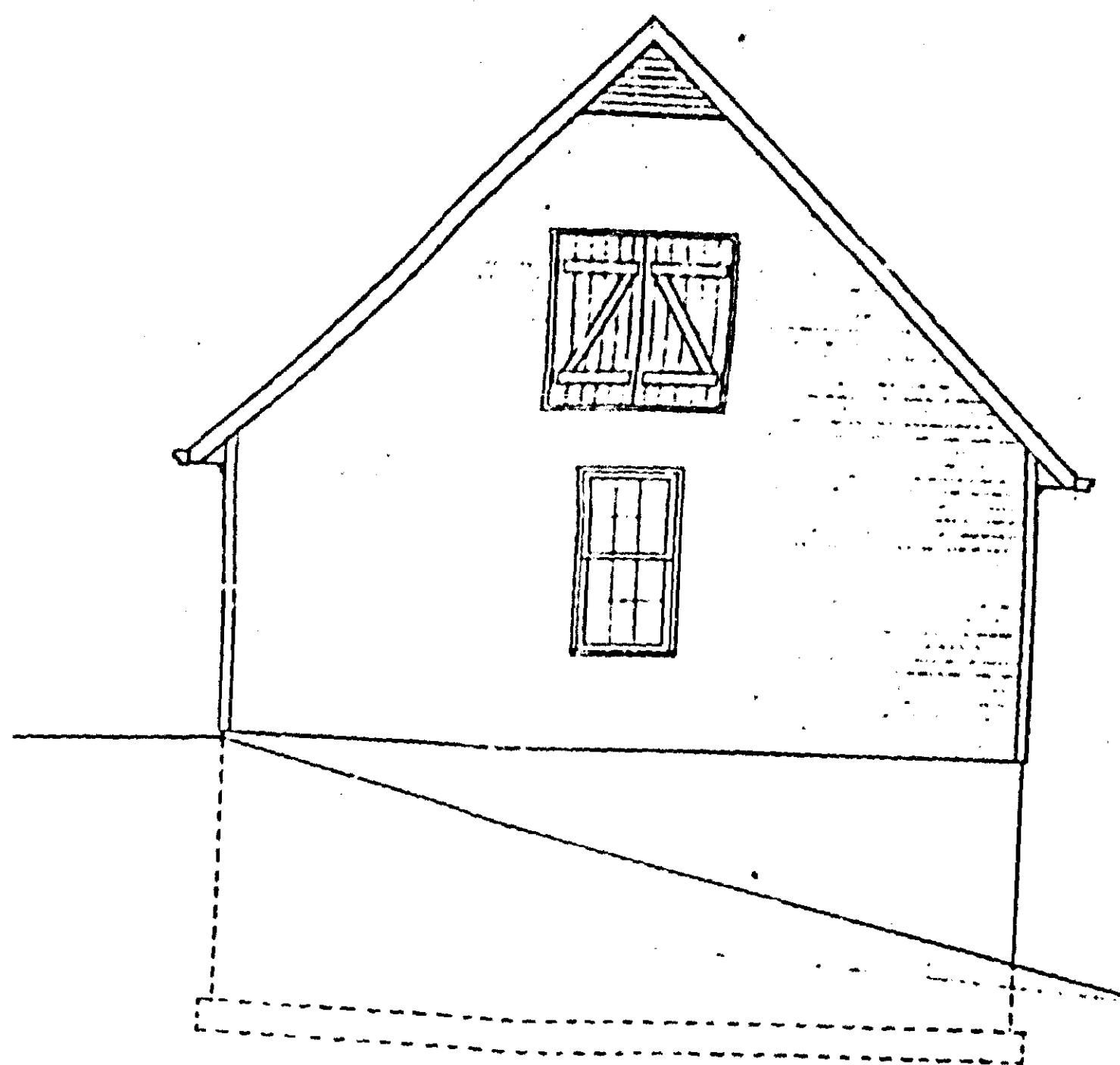
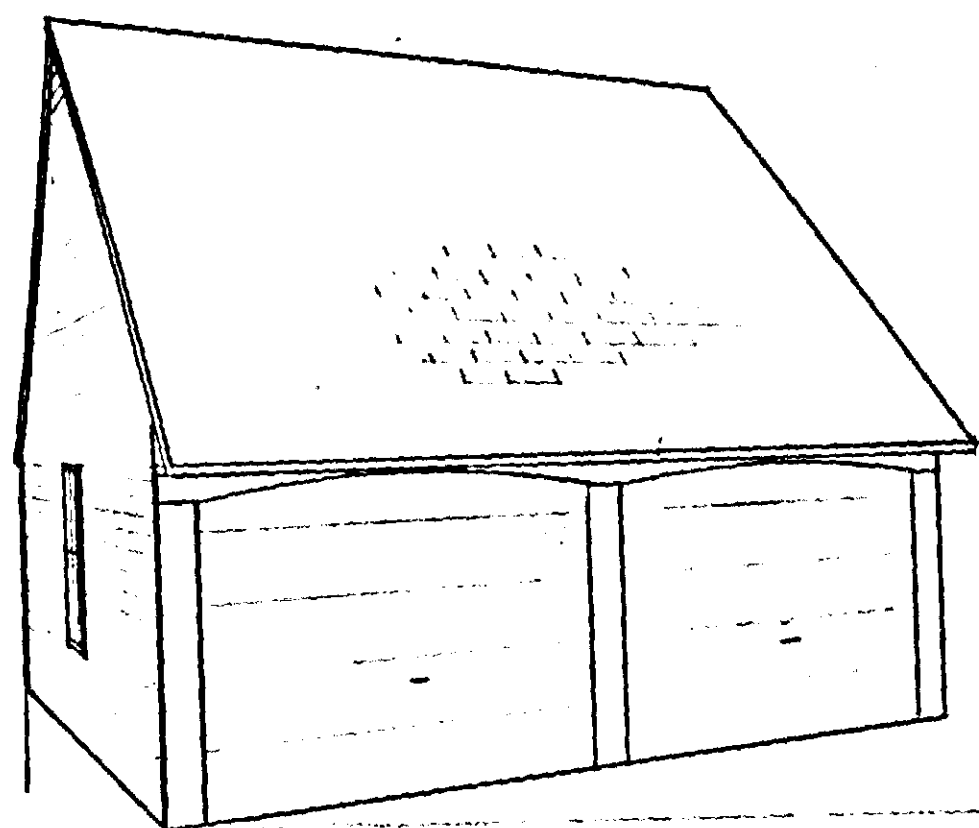
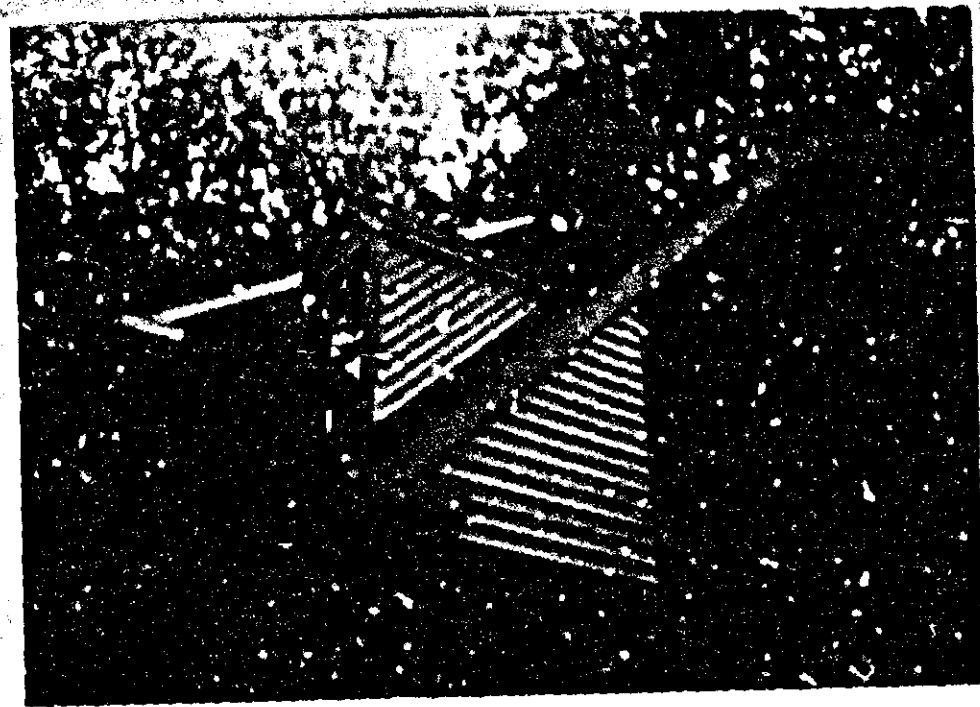
Front Elevation
Scale: 1/4" = 1'-0"



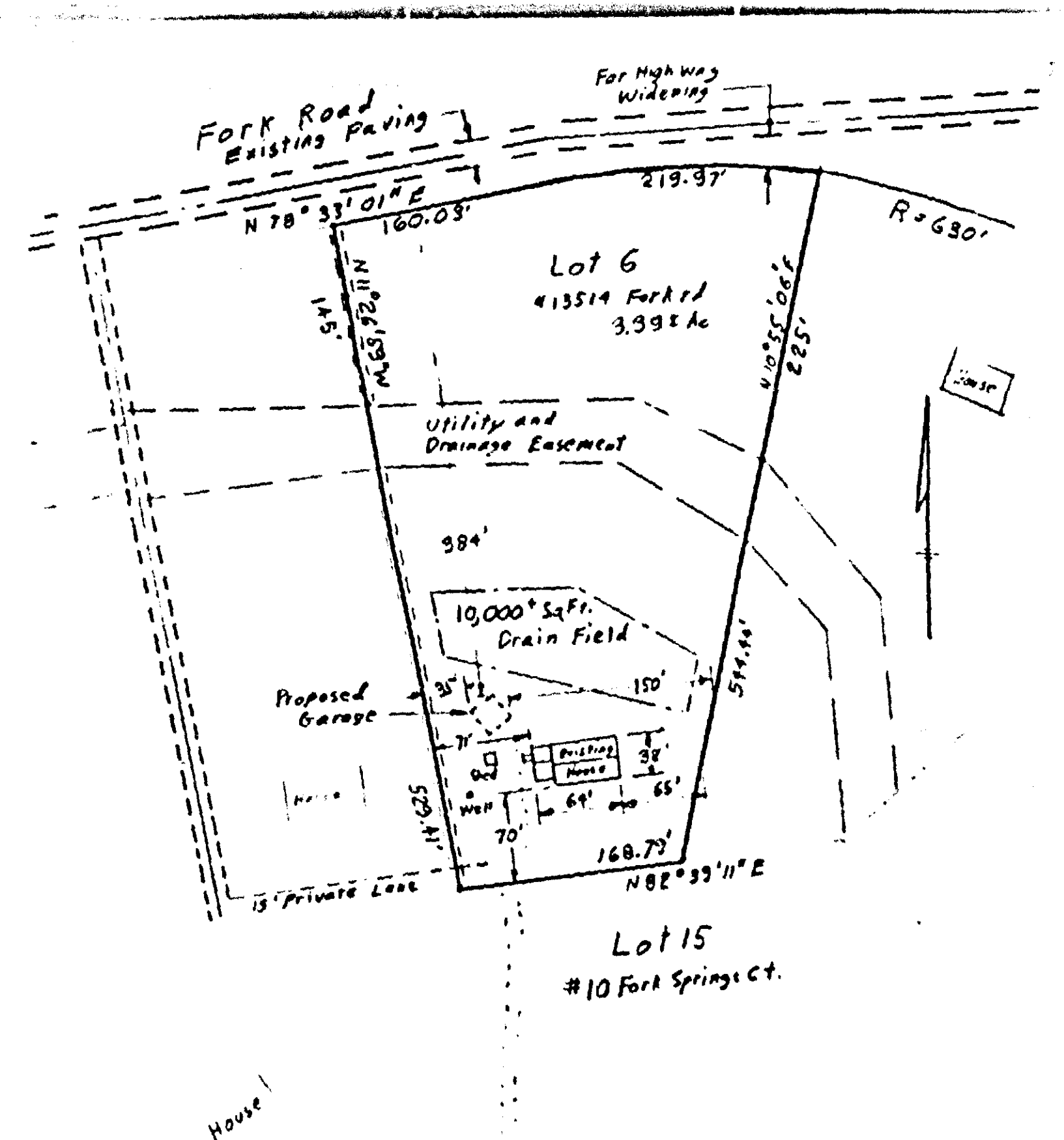
PETITIONER'S
EXHIBIT 2



EXHIBIT



Right Elevation
Scale: 1/4" = 1'-0"



Plat for Zoning Variance

Owners: Richard & Celeste Walter

11th Election District, Zoned RDP

Recorded on Plat 1, Sect 2 Long Green Woods

Filed Aug 13th 1975 ENR, Jr 38 Folio 122

Scale: 1" = 100'-0"

Dr: R. Walter 4 Sept 1987